ZONING ADVISORY PANEL September 8, 2021

VESTED RIGHTS

*See Section 24 of the Helena Valley Zoning Regulations for full details

SUBDIVISIONS

 Subdivision Applications deemed sufficient prior to the adoption of the zoning regulations can proceed.

EXEMPTIONS

 Subdivision Exemptions with concept approval from Survey Review Committee prior to the adoption of the zoning regulations can proceed.

PRIVATE AGREEMENTS

 The Zoning Regulations do not nullify easements, covenants, or similar private agreements.

TERMINATION OF VESTED RIGHTS

 Vested rights terminate with the expiration of preliminary plat approval, unless extended by the Commissioners.

NON-CONFORMITY

*See Section 18 of the Helena Valley Zoning Regulations for full details

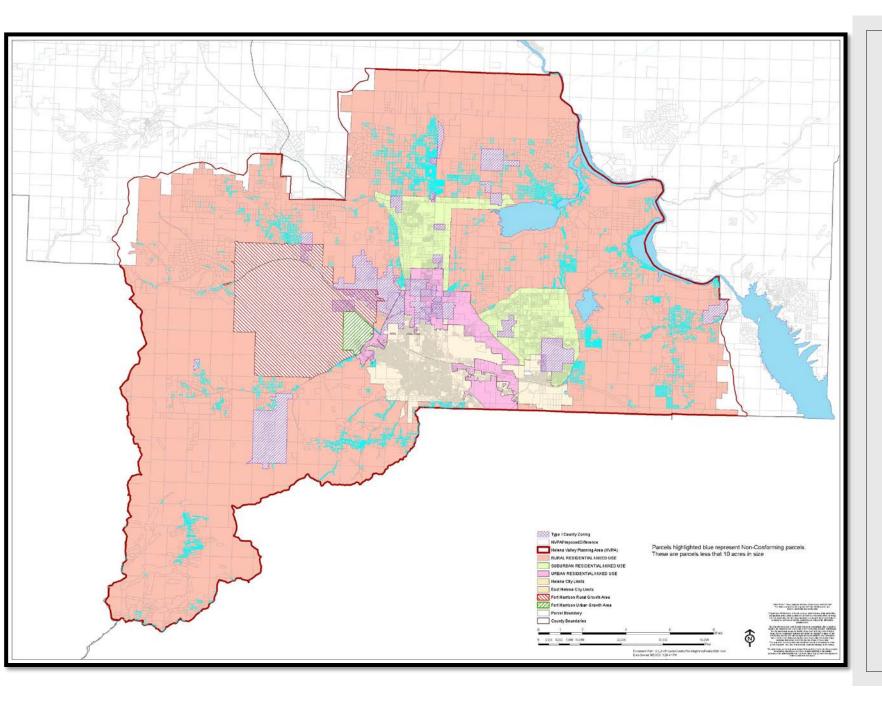
INTENT

Recognize the lawful use of existing land and structures and allow it to continue

- If it existed lawfully or was lawfully under construction at the time of adoption of regulations
- Non-conformity is not affected by changes in ownership, i.e. runs with the land
- Existing undeveloped lots may be developed in compliance with the regulations

CHANGES PERMITTED

- Routine maintenance and repair or modifications required for health and safety
- Structure partially or wholly within a setback may be expanded in a direction away from the setback
- Use partially or wholly within a setback may be expanded subject to a Conditional Use Permit
- Structure or use damaged or destroyed by fire or natural disaster may be restored if restoration begins within 2-years of occurrence



Parcels Less than 10-acres in Rural Residential District

Based on Dept. of Revenue Data

Excludes all Part-1 Districts, both Fort Harrison Zone Districts

Represents 5.91 percent of 181,736 acres